

HANOVER PLANNING BOARD



OCTOBER 16th, 2006

MINUTES OF MEETING

At 6:40 P.M., the Chairman Peter Moll called to order the October 16, 2006 meeting of the Hanover Planning Board. Peter Moll, Rich Deluca, and Associate members Steve Rusko and Bernie Campbell were present as well as the Town Planner, Andrew Port. Brian Connolly, Gary Hendershot and Maryann Brugnoli were absent. The Board reviewed the minutes of the September 25, 2006 meeting. Rich motioned to accept the September 25th minutes as amended. Steve seconded the motion and it was so voted unanimously.

PUBLIC HEARINGS

Hanover Hills– PB07-5C

The Chairman opened the hearing at 7:00 p.m. The applicant was not present to discuss the project, but had requested a continuation/rescheduling of the hearing and a sixty-day extension on the statutory review period. Rich made a motion to grant a continuation/rescheduling of the hearing and an extension accordingly until November 27th, 7:45 PM. Steve seconded the motion and it was so voted unanimously.

222 Webster Street - PB07-1SP

The Chairman opened the continued public hearing at 8:00 p.m. The applicant was not present to discuss the project, but had requested a continuation/rescheduling of the hearing. Steve made a motion to continue the hearing accordingly on December 11th, 7:15 PM. Rich Seconded the motion and it was so voted unanimously.

SIGNING OF LOT RELEASES, FORM A'S, DECISIONS, AND BILLS

The Chairman endorsed the decision for the Village Commons VPUD - PB07-02LSP.

The Chairman endorsed the decision for Chris Fisher of Fisher Property Management, 785R Washington Street – PB07-9LSP

The Board endorsed various invoices.

OTHER BUSINESS

The Board discussed the youth art competition in conjunction with Master Plan. They were in favor of the Town Planner and Secretary working out the details of the contest and discussing it with the School Department.

Rich made a motion, seconded by Steve, to approve a minor modification for Sunset Pointe tree planting according to the request of the applicant. It was so voted unanimously.

Rich made a motion, seconded by Bernie, to approve the limited site plan for 33 Rockland street slope removal and landscaping work. It was so voted unanimously.

The Board discussed the request for Site Plan Signoff from CVS. The Board noted that substantial work had been completed since the prior meeting. Paving of the second entrance and installation of the Opticom beacon had been removed from the punch-list. However, the board accepted a check for \$15,000 to be held in escrow until such time as DPW, Water Dept. and Fire Dept. approve of the repairs needed to a damaged water line connecting to the new fire hydrant. Rich made a motion, seconded by Steve, to grant temporary site plan signoff, with a final signoff to be granted once this issue was resolved.

Peter made a motion, seconded by Rich, to grant final site plan signoff for the Ingle - King Street Retreat Lot. It was so voted unanimously.

The Board discussed the Special Town Meeting Warrant, and summary materials provided from the Open Meeting Law and Conflict of Interest Law sessions.

The Board scheduled future meeting dates into early 2007.

The Board held an informal meeting with Jim O'Brien of JVO Corp. to discuss future filing of a VPUD known as Village Park and possible amendments to the Village Commons VPUD previously approved. The Board discussed various elements of the plan and reviewed a packet of renderings and site layouts for the anticipated project/filing. Mr. O'Brien expressed desire to file two concurrent VPUD applications sometime in the next 60-days. It was agreed that ENSR could do some preliminary review to address as many issues as possible prior to the time and expense required for a full filing. The Board informed Mr. O'Brien that he would need to set up an escrow account prior to ENSR doing any review. Board tentatively scheduled joint VPUD hearing for January 8, 2006 at 7 PM, provided plans and other documentation are received in time for proper notice. Mr. O'Brien was encouraged to discuss details of project with town staff and other depts. as soon as possible to prevent delays at the time of filing.

Rich motioned to adjourn at 10:00 p.m. Steve seconded the motion and it was so voted unanimously.

Meeting was adjourned at 10:00 p.m.

Respectfully Submitted,
Margaret Hoffman

PLANNING BOARD SECRETARY